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2012/0218

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Town/City:

County:

Country:

Postcode:

Telephone number: Country Code: National Number: Extension Number:

Mobile number:

Fax number:

Email address:

3. Description of Proposed Works

Please describe the proposed works:

The Proposal is for the erection of an outbuilding (workshop/store model engineering room) that has a ground floor and a usable attic roof space. Set in within the curtilage of a grade II listed building 'Eskdale'. The Proposed building will have Velux windows in the roof and solar panels to provide power which could also be used to supply the main house. The appearance will be that of a traditional stone outbuilding.

Has the work already been started without planning permission? Yes No

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4. Site Address Details

Full postal address of the site (including full postcode where available)

House: Suffix:

House name:

Street address:

Town/City:

County:

Postcode:

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:

Northing:

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5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

Yes No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: First name: Surname:

Reference:

Date (DD/MM/YYYY): (Must be pre-application submission)

Details of the pre-application advice received:

Please read: Design and Access statement page 2 for discussion on this matter.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

DRAWING: Existing and Proposed Site plans
Trees: T8, T6, T5 within falling distance of proposed building.

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

If Yes, please show on your plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings:

DRAWING: Existing and Proposed Site plans
Trees will need to be removed: T7, S1.
Trees may have to be removed although the proposal assumes they will not be: T6, T5

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

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10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

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Walls - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The buildings external walls are sandstone - Sourced from Grosmont's- Fairhead Quarry. The pointing style will be as advised. There will be an insulated cavity and internal concrete block work walls. (Internal finish not yet decided)

There will also be requirements for a retaining wall up to 2 metres in height- due to the steep gradient of the site. It is proposed that it has a stone facade, however should there be an engineering requirement for steel piles or reinforced concrete every effort will be made to hide them with a traditional sandstone wall, ensuring the character of the grounds are preserved.

Roof - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The structure of the roof comprises of an attic style timber trusses. There is likely to be a requirement for timber purlins and/or a possible steel ridge-purlin. The intention is to seek engineering advice on the final roof truss design.

The primary roof covering will be 'Old-English' style pan tiles under-which timber laths, breathable felt and as insulation between the rafters.

Sand stone copings will secure the sides of the roof with traditional lead work where necessary. Along the ridge, crescent shaped sand stone ridge copings will finish the roof. There will also be three Velux roof windows to provide light into the attic space and passive heat into the building. Since the site receives good light most of the year: solar panels have been chosen to decrease the environmental impact of the building and they may also be wired to supply the main house.

The guttering will be black 'cast-iron effect' plastic guttering or (actual cast iron guttering whichever is advised) will be connected to a soak-away in the north-east of the site near the hedge. Optionally water butts could collect the water for use in the garden.

Windows - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Four small windows which are positioned just above the line of the hedge along the south-west elevation will provide some lighting to the ground floor. The material will be soft wood frames, white in colour with a single pane per window which is double glazed. The window frames will be recessed back into the wall having no visible lintel-rolled and formed lintels will allow the wall course to be continued over the window.

Four conservation style-Velux roof windows will light the attic and provide passive solar-heating to the building.

A 'ladder' door which will be stained timber is proposed on the south-east elevation to allow ladders to be stored in the inside the attic truss.

Doors - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The external doors at either gable end will be framed, ledged and braced external timber doors stained brown in colour. The door on the north-west elevation will be large double doors allowing workshop machines, lawnmowers, motor bikes etc in and out easily.

Boundary treatments - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

There will be no extensive changes to the existing boundaries. The existing stone wall that runs east-west on the north end of the site will not need to be altered. The ground alongside the 1.5-2 metre hedge where it runs alongside the proposed building will be exposed due to excavating by up to 1m and a small dry stone retaining wall will be built to deal with this.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

Vehicle access is not required. Ground finishes around the out-building will be gravel matching the rest of the garden paths.

Lighting - add description

Description of *existing* materials and finishes:

n/a

Description of *proposed* materials and finishes:

The lighting will be powered by the solar panels. The decision on the type of lighting has not yet been made but it will likely be ceiling rose bases or strip lights with eco bulbs.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

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12. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding.

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Date

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